

2006-020626

Klamath County, Oregon



00006226200600206260020024

10/13/2006 02:38:55 PM

Fee: \$26.00

After Recording Return to:

JEFFREY B. DRAKE and JANICE L. DRAKE

*11731 Clarks Ct.
Klamath Falls, OR 97603*

Until a change is requested all tax statements

Shall be sent to the following address:

JEFFREY B. DRAKE and JANICE L. DRAKE

Same as above

ASPEN: 64047ms

WARRANTY DEED
(INDIVIDUAL)

JONATHAN E. PARKER and TONNA S. PARKER, herein called grantor, convey(s) to JEFFREY B. DRAKE and JANICE L. DRAKE, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$95,000.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated October 11, 2006.

[Signature]
JONATHAN E. PARKER

[Signature]
TONNA S. PARKER

STATE OF OREGON, County of Klamath) ss.

On October 12, 2006 personally appeared the above named JONATHAN E. PARKER and TONNA S. PARKER and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00064047

Before me: *[Signature]*
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal

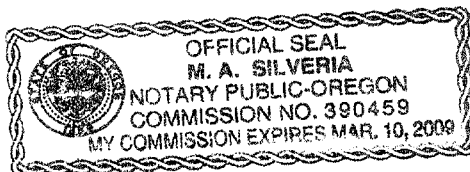


Exhibit A

Lot 1, Block 1, PINE GROVE RANCHETTES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion of said Lot 1, Block 1, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 1; thence South 01° 48' 53" West along the Westerly boundary of said Lot 1, 170.53 feet; thence South 72° 46' 40" East along the Southerly line of said Lot 1, 110.00 feet to the beginning of a curve to the left; thence along the arc of a 270.00 foot radius curve to the left (delta - 7° 00' 11" 32.98 feet) 33.00 feet to a point on curve; thence leaving said curve and said lot line North 00° 08' 00" East 210.74 feet to a point on the North line of said Lot 1; thence North 89° 58' 00" West along said lot line 132.20 feet to the point of beginning.

CODE 046 MAP 3910-009AC TL 00900 KEY #592834

Unofficial
Copy